



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, June 29, 2026

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing.

To join the meeting click this link (or typing the URL in your web browser address bar):

[https://cityoflacrosse-org.zoom.us/j/85193167933?](https://cityoflacrosse-org.zoom.us/j/85193167933?pwd=KZZGuG4wS5jHgSbhOI9Q6QQ5REeIK.1)

[pwd=KZZGuG4wS5jHgSbhOI9Q6QQ5REeIK.1](https://cityoflacrosse-org.zoom.us/j/85193167933?pwd=KZZGuG4wS5jHgSbhOI9Q6QQ5REeIK.1)

Meeting ID: 851 9316 7933

Passcode: CPC26

Call in: 1-305-224-1968.

The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins.

If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in. Members of the public who would like to provide written comments on any agenda may do so by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

Call to Order

Mayor Washington-Spivey called the meeting to order at 4:00 pm.

Roll Call

Present: 9 - Matt Gallager, Elaine Yager, Jennifer Trost, Jacob Sciammas, James Szymalak, Shaundel Washington-Spivey, Olivia Stine, Aron Newberry, Katrina Bjornstad

Approval of Minutes

A motion was made by Yager, seconded by Szymalak, that the minutes be approved. The motion carried on voice vote.

Agenda Items:**26-0513**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

Attachments:[26-0513 Ordinance](#)[26-0513 Rezoning Petition](#)[26-0513 Rezoning Narrative](#)[26-0513 Draft Certified Survey Map - for Reference](#)[26-0513 Site Plans](#)[26-0513 SDP Submittal](#)[26-0513 Stormwater Plans & Soil Characteristics](#)[26-0513 300-foot Property Owner Buffer List](#)[26-0513 Property Owner Buffer Map](#)[26-0513 Notice of Hearing](#)[26-0513 Letter to DNR & FEMA Re Notice of Zoning Change](#)[26-0513 - Scott Ervin Email - 6.22.2026](#)[26-0513 Undeliverable Notices - 6.24.2026](#)[26-0513 CPC.StaffReport.06292026.26-0513.AT](#)[26-0513 Undeliverable Notice - Resent 6.29.2026](#)[26-0513 CPC Recommendation - 6.29.26.pdf](#)

A motion was made by Trost, seconded by Gallagher, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote. Yager recused herself for this item.

26-0619

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

Attachments: [26-0619 Ordinance](#)
 [26-0619 Rezoning Petition](#)
 [26-0619 General Development Plan Narrative](#)
 [26-0619 Site Plans & Renderings](#)
 [26-0619 Utility Plans](#)
 [26-0619 300-foot Property Owner Buffer List](#)
 [26-0619 Buffer Map](#)
 [26-0619 Notice of Hearing](#)
 [26-0619 Letter to DNR/FEMA - Notice of Rezoning Petition](#)
 [26-0619 Undeliverable Notice of Hearing - 6.22.2026.pdf](#)
 [26-0619 CPC.StaffReport.06292026.26-0619.TA](#)
 [26-0619 CPC Recommendation - 6.29.26.pdf](#)

A motion was made by Yager, seconded by Szymalak, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

[26-0650](#)

Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department.

Attachments: [26-0650 Resolution](#)
 [26-0650 FAA Lease](#)
 [26-0650 Staff Report](#)
 [26-0650 CPC.StaffReport.06292026.26-0650.TA](#)
 [26-0650 CPC Recommendation - 6.29.26.pdf](#)

A motion was made by Washington-Spivey, seconded by Sciammas, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

[25-0143](#)

Update on the zoning/subdivision code project.

Attachments: [2026 Neighborhood Zoning Meetings Presentation](#)
[Forward La Crosse Zoning Code Promotion April 2026](#)
[Forward La Crosse Zoning Promotion 08.01.2025.pdf](#)
[Zoning Code Update Project Update 5.29.2025.pdf](#)
[Built Form Study Districts.042825.pdf](#)
[Built Form Study Neighborhoods.042825.pdf](#)
[Character Areas Defined.042825.pdf](#)
[Downtown Character Areas.042825.pdf](#)
[Zoning 101 23Apr_compressed.042825.pdf](#)
[Built Form Study Corridors.042825.pdf](#)
[Zoning Code Update Memo V2 3-31-2025](#)
[DRAFT Zoning Code Update Survey #1 3-31-2025](#)
[DRAFT Zoning 101 Presentation 3-31-2025](#)
[DRAFT Form Plate George St 3-31-2025](#)
[Zoning Code Update Memo V1 3-3-2025](#)
[Summary of Residential Lot Standards 3-3-2025](#)
[1950 Zoning Map 3-3-2025](#)
[Study Guide for City Plan Commission 30Jun2025.pdf](#)
[Forward La Crosse CPC.pdf](#)
[Memo from Friends of the Marsh - 9.15.2025](#)

26-0499

Discussion, possible action and public hearing on the DRAFT 2027-2031 Capital Improvement Project Budget.

Attachments: [CPC CIP changes From 6-1-26 meeting.pdf](#)
[2027-2031 Capital Project Summary - CPC DRAFT 6-29-26](#)
[2027-2031 Capital Project Detailed - CPC DRAFT 6-29-26](#)
[26-0499 CPC CIP changes From 5-18-26 meeting](#)
[26-0499 CPC Amendments 6-1-26](#)
[26-0499 2027-2031 Capital Project Summary- DRAFT 6-1-26](#)
[26-0499 2027-2031 Capital Project Detailed- DRAFT 6-1-26](#)
[26-0499 2027-2031 Capital Project Summary- DRAFT 5-18-26](#)
[26-0499 2027-2031 Capital Project Detailed- DRAFT 5-18-26](#)
[26-0499 - R. Nelson Support for 26046 - 6.1.2026.pdf](#)

A motion was made by Sciammas, seconded by Yager to open Public Hearing.
A motion was made by Yager, seconded by Szymalak to close Public Hearing.
A motion was made by Trost, seconded by Gallagher, that this Budget be APPROVED. The motion carried by voice vote.

Adjournment

Mayor Washington-Spivey adjourned the meeting at 4:26 pm.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

City Plan Commission Members: Mayor Shaundel Washington-Spivey, Elaine Yager, Jacob Sciammas, Katrina Bjornstad, Jennifer Trost, Matt Gallagher, Olivia Stine, Aron Newberry and James Szymalak.